

**MANAGEMENT CERTIFICATE FOR
WOODLAND HILLS RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF LEON

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Woodland Hills Ranch Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Woodland Hills Ranch Subdivision
- 2) **Name of the Association:** Woodland Hills Ranch Property Owners' Association, Inc.
- 3) **Recording Data for the Subdivision Development:** A 1,149.88-acre tract of land in Leon County, Texas as further described in the Declarations.
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**

Woodland Hills Ranch Property Owners' Association, Inc.
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.woodlandhillsranch.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision.
Association Transfer Fee: \$100
- 8) **Fee(s) related to Property Transfer:**
 - **Management Transfer Fee - \$275.00**

This Management Certificate is effective as of the 8th day of August, 2023.

WOODLAND HILLS RANCH
PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas nonprofit corporation

By: _____
Name: Steven Poer
Title: Community Manager and Agent for POA

THE STATE OF TEXAS

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COUNTY OF BLANCO

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Woodland Hills Ranch Property Owners' Association, Inc., on the _____ day of May 2023, to certify which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

FILING OF THIS MANAGEMENT CERTIFICATE IS CURRENTLY BEING PROCESSED. FILED COPY WILL BE UPLOADED ONCE OBTAINED FROM COUNTY CLERK.

EXHIBIT "A"

LEON DOCUMENT NUMBER	RECORDING DATE	DOCUMENT
Document No. 441523	01/19/2021	Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Woodland Hills Ranch Subdivision
Document No. 441839	02/08/2021	Bylaws of Woodland Hills Ranch Property Owners' Association, Inc.
Document No. 441838	02/08/2021	Resolution Adopting Payment Plan for Woodland Hills Ranch Property Owners' Association, Inc.
Document No. 441837	02/08/2021	Resolution Adopting Records Retention Policy for Woodland Hills Ranch Property Owners' Association, Inc.
Document No. 441836	02/08/2021	Resolution Adopting Records Production and Copying Policy for Woodland Hills Ranch Property Owners' Association, Inc.